

8685 SUNSET HEIGHTS LANE FEATURES

**LOCATED ON 4.937 ACRES IN CRIGHTON RIDGE
SINGLE STORY HOME FEATURES 3,071 SQ. FT. WITH 3-4 BEDROOMS AND 2.5 BATHS
ALL BRICK WITH STONE ACCENTS
LARGE THREE-CAR ATTACHED GARAGE, ONE DETACHED GARAGE WITH 308 SQ. FT.
OVERSIZED COVERED FRONT PORCH
LARGE DECK ACROSS THE BACK OVERLOOKING A CLEARED PORTION OF THE LOT
PRIVATE PRIMARY SUITE
HIGH CEILINGS THROUGHOUT
PLANTATION SHUTTERS THROUGHOUT
GAS LOG FIREPLACE IN THE FAMILY ROOM
LARGE UTILITY ROOM WITH BUILT-IN CABINETS
ROOF ESTIMATED TO BE 11 YEARS OLD**

UPDATES INCLUDE:

- * LUXURY VINYL PLANK IN THE ENTRY, FORMAL LIVING/DINING, AND BEDROOMS**
- * STAINLESS KITCHEN APPLIANCES: FIVE-BURNER GAS COOKTOP, DISHWASHER, OVEN, SINK AND FAUCET**
- * TILE FLOORING IN ALL BATHROOMS, FRAMED MIRRORS, VANITY LIGHTING, TOILET IN THE PRIMARY BATH, GARDEN TUB IN THE PRIMARY BATH, HANDHELD SHOWER HEAD IN THE PRIMARY SHOWER**
- * DECK REPAIRED AND PAINTED**

THE HOME FLOODED DUE TO A PIPE BURSTING DURING A FREEZE IN FEBRUARY, 2024, AND WAS IMMEDIATELY REMEDIATED BY SERVPRO WITH REPORTS UPON REQUEST. THE HOME WAS REMODELED DUE TO THE DAMAGE AND COMPLETED IN 2025/2026.

THE HOME HAS NEVER FLOODED DUE TO RISING WATER SINCE THE CURRENT OWNER PURCHASED THE PROPERTY IN 2001. A SMALL PORTION OF THE NORTHWEST CORNER OF THE HOUSE IS LOCATED IN THE 100-YEAR FLOODPLAIN. HOWEVER, THE BACK PORTION OF THE HOME IS ELEVATED FROM THE GROUND AND THE PROPERTY SLOPES TO THE BACK AND WEST AWAY FROM THE HOUSE.

THERE IS AN EXTRA ROOM (11X13) THAT COULD EASILY BE CONVERTED INTO A FOURTH BEDROOM, IF NEEDED.